

Public Comment Summary  
LU-0003-2014  
499 Jolly Pond Road

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This attachment provides verbatim public comments for the specified land use designation change application collected through Community Workshops, postcards, emails, the Comprehensive Plan hotline and online input surveys.

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1. Increase PSA on all 3 L.U. applications. (Community Workshop)
2. If no new units proposed, seems to make sense. (Community Workshop)
3. The Colonial Heritage Community is a wonderful asset to our county. I would support any update to the comprehensive plan that would result in environmentally friendly development of already approved lots. (Virtual Community Workshop)
4. PSA relocation should be highly considered (Virtual Community Workshop)
5. Colonial Heritage is a great development. I would support any updates to the comp plan that further promote the Colonial Heritage development. (Virtual Community Workshop)
6. It is my understanding that the units affected by this proposal are already approved and this application would not increase the number of units approved in the County. If that is true, then I think it makes sense to allow connection of these units to public water and sewer to be more environmentally friendly. (Virtual Community Workshop)
7. The James City County Citizens' Coalition (J4C) joins staff in opposing this application (LU-0003-2014) wherein Colonial Heritage seeks to extend public water and sewer to this Rural Lands parcel by bringing it inside the Primary Service Area (PSA). This tract was approved in 2004 for the development of 50 homes in an A-1 Rural Cluster, using private septic systems and a community well. This application seeks redesignation to low-density residential, permitting more intense development. As previously stated, the PSA remains one of the most effective growth control tools available to localities. The 2009 Comprehensive Plan states that the PSA, as it is currently drawn, offers enough room for growth that expanding it will not be needed for some years. Previous expansions were made for reasons of public health, welfare or safety. That is not the case here. Colonial Heritage knew this parcel was outside the PSA when it purchased the property, and it was valued accordingly. The JCSA notes in its comment letter that connection of this parcel may require additional infrastructure upgrades, even if development remains limited to the approved 50 homes. Engineering and Resources notes that even the lot density approved by the A-1 cluster will result in increased pollution from added impervious cover and the loss of wooded and vegetative ground cover. Both of these concern J4C and county residents. Of further concern is the fact that a 282-acre conservation easement, approved as part of the 2004 SUP, has reportedly never been executed. Approving this application expands the PSA and further weakens the County's ability to maintain the orderly growth desired by its citizens. Maintaining that control will result in greater overall benefit to the county than the potential failure of a few properly installed and maintained private utility systems. We ask that you deny this application. (J4C Statement for the PCWG – Email dated 11/20/14)